071.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,272,100 / 1,272,100
					USE VALUE:	1,272,100 / 1,272,100
					ASSESSED:	1,272,100 / 1,272,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SITTENFELD DAVID
Owner 2:	PAPPAS DOROTHA & KONSTANTINA
Owner 3:	
Street 1:	67 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PAPPAS WILLIAM & TINA -
Owner 2:	-
Street 1:	67 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,920 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2014 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12920.000	424,100		848,000	1,272,100
Total Card	0.297	424,100		848,000	1,272,100
Total Parcel	0.297	424,100		848,000	1,272,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 631.63 | /Parcel: 631.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 45356
GIS Ref:
GIS Ref:
Insp Date: 11/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 071.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	424,200	0	12,920.	848,000	1,272,200	1,272,200	Year End Roll	12/18/2019
2019	101	FV	339,100	0	12,920.	848,000	1,187,100	1,187,100	Year End Roll	1/3/2019
2018	101	FV	339,100	0	12,920.	726,800	1,065,900	1,065,900	Year End Roll	12/20/2017
2017	101	FV	358,800	0	12,920.	678,400	1,037,200	1,037,200	Year End Roll	1/3/2017
2016	101	FV	358,800	0	12,920.	581,500	940,300	940,300	Year End	1/4/2016
2015	101	FV	330,100	0	12,920.	520,900	851,000	851,000	Year End Roll	12/11/2014
2014	101	FV	330,100	0	12,920.	482,100	812,200	812,200	Year End Roll	12/16/2013
2013	101	FV	330,100	0	12,920.	459,700	789,800	789,800		12/13/2012

!6053!

PRINT

Date	Time
12/10/20	20:52:05

LAST REV

Date	Time
07/24/19	08:38:25

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6053

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHUTZBANK ERIC	831-136		7/18/2018	Estate/Div	450,000	No	No		
PAPPAS KONSTANT	1530-88	1	7/18/2018	Convenience	1	No	No		
	831-136		2/21/1973		30,000	No	No		George W Pappas aka William G Pappas dod 6/8/

USER DEFINED

Prior Id # 1:	45356
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/2008	79	New Buil	210,000			G10	GR FY10	NEW RANCH
1/4/2008	9	Foundati	20,000			G9	GR FY09	DEMO EXISTG RANCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2019	SQ Returned	MM	Mary M
11/6/2018	Inspected	CC	Chris C
10/22/2018	MEAS&NOTICE	BS	Barbara S
5/28/2009	Measured	189	PATRIOT
7/28/2008	Permit Visit	BR	B Rossignol
11/3/2000	Hearing Chag	201	PATRIOT
11/2/1999	Mailer Sent		
10/13/1999	Measured	267	PATRIOT
3/20/1999	Inspected	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12920		Sq. Ft.	Site		0	70.	0.94	4			View	50					847,984						848,000	

Total AC/HA: 0.29660 | Total SF/SM: 12920 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 847,984 | Spl Credit | Total: 848,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.17135048
Const Adj.:	0.99495000
Adj $ / SQ:	122.371
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	444594
Depreciation:	20451
Depreciated Total:	424143

COMMENTS

8/2012 removed nc 70 from 2009 permit visit.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

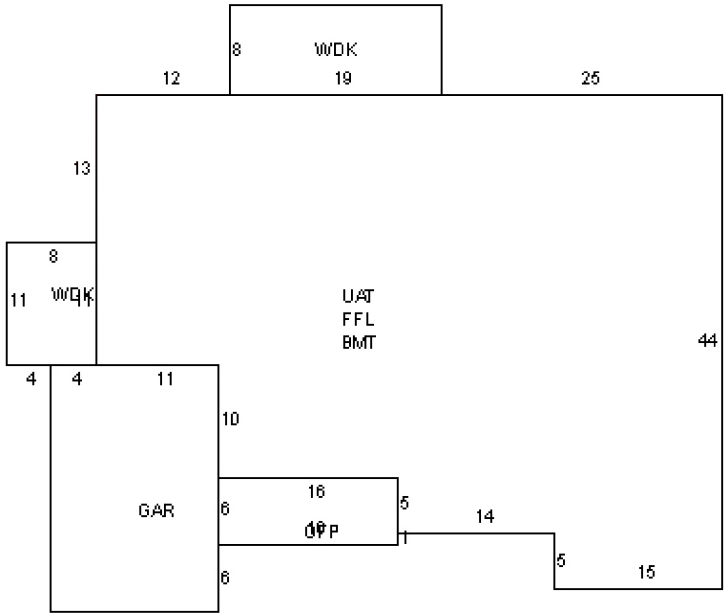
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	122.37
Special Features:	0	Val/Su Net:	81.59
Final Total:	424100	Val/Su SzAd	210.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,014	36.710	73,936
FFL	First Floor	2,014	122.370	246,455
UAT	Upper Attic	504	48.950	24,645
GAR	Garage	330	22.460	7,412
WDK	Deck	240	10.120	2,428
OFP	Open Porch	96	33.520	3,218

Net Sketched Area:	5,198			Total:	358,094
Size Ad	2014	Gross Are	6708	FinArea	2014

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

071.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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